050.0	0003	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,162,700	/	1,162,700
USE VALUE:	1,162,700	/	1,162,700
ASSESSED:	1,162,700	/	1,162,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14	-16	PRESCOTT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOUBOULIS JAMES
Owner 2:	BOUBOULIS STEFANOS
Owner 3:	
Street 1:	195 BROADWAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOUBOULIS JAMES -
Owner 2:	BOUBOULIS STEFANOS -
Street 1:	4 FOX MEADOW LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,727 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1890, having primarily Clapboard Exterior and 4191 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 18 Rooms, and 10 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	7727.000	706,400		456,300	1,162,700
Total Card	0.177	706,400		456,300	1,162,700
Total Parcel	0.177	706,400		456,300	1,162,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 277.46 | /Parcel: 277.4

Legal Description

User Acct

34938

GIS Ref

GIS Ref

Insp Date

10/04/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 050.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	669,600	0	7,727.	456,300	1,125,900	1,125,900	Year End Roll	12/18/2019
2019	111	FV	573,700	0	7,727.	456,300	1,030,000	1,030,000	Year End Roll	1/3/2019
2018	111	FV	573,700	0	7,727.	306,400	880,100	880,100	Year End Roll	12/20/2017
2017	111	FV	538,000	0	7,727.	293,300	831,300	831,300	Year End Roll	1/3/2017
2016	111	FV	538,000	0	7,727.	267,200	805,200	805,200	Year End	1/4/2016
2015	111	FV	484,600	0	7,727.	215,100	699,700	699,700	Year End Roll	12/11/2014
2014	111	FV	484,600	0	7,727.	192,300	676,900	676,900	Year End Roll	12/16/2013
2013	111	FV	484,600	0	7,727.	182,500	667,100	667,100		12/13/2012

!4207!

PRINT

Date	Time
12/10/20	19:15:54

LAST REV

Date	Time
10/05/18	09:09:24
apro	
4207	

USER DEFINED

Prior Id # 1:	34938
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOUBOULIS JAMES	30391-92		7/6/1999	Family	1	No	No		
	18083-335		5/1/1987		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/2016	1188	Redo Kit	28,000	O				#14 reno kitch, ba
8/23/2016	2069	Redo Kit	14,000	O				reno Kitch + Bath
6/12/2012	732	Re-Roof	9,700					
8/4/2008	873	Siding	12,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	PH	Patrick H
4/7/2009	Measured	345	PATRIOT
4/18/2000	Inspected	243	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	263	PATRIOT
5/20/1998		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		7727		Sq. Ft.	Site		0	70.	0.84	11									456,268						456,300	

Total AC/HA: 0.17739 | Total SF/SM: 7727 | Parcel LUC: 111 Apts. 4-8 | Prime NB Desc: ARLINGTON | Total: 456,268 | Spl Credit | Total: 456,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	4	Total:	4
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	4		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.90056670
Const Adj.:	0.97416002
Adj $ / SQ:	122.821
Other Features:	194500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	867775
Depreciation:	161406
Depreciated Total:	706369

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	18	BRs:	10	Baths:	4	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	3	2	
2	6	3	
Totals			
4	18	10	

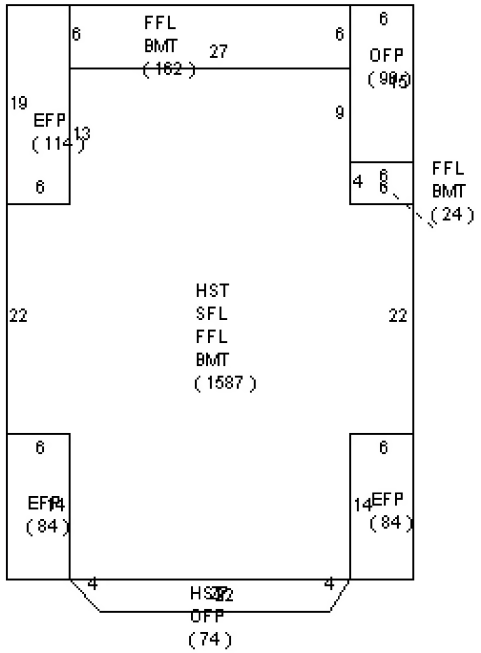
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	135.10
Special Features:	0	Val/Su Net:	110.20
Final Total:	706400	Val/Su SzAd	168.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,773	36.850	65,329
FFL	First Floor	1,773	122.820	217,762
SFL	Second Floor	1,587	122.820	194,918
HST	Half Story	831	122.820	102,003
EFP	Enclos Porch	282	35.930	10,131
OFP	Open Porch	164	25.870	4,243

Net Sketched Area:	6,410			Total:	594,386
Size Ad	4190.5	Gross Are	7240	FinArea	4191

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

050.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	